Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3805/80 A'beckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $299,500

Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4713/80 Abeckett St MELBOURNE 3000	$325,000	09/01/2025
2	2002/80 Abeckett St MELBOURNE 3000	$290,000	23/11/2024
3	2613/80 Abeckett St MELBOURNE 3000	$320,000	28/08/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 24/02/2025 10:09

3805/80 A'beckett Street, Melbourne Vic 3000



1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$299,500
Median Unit Price
December quarter 2024: $470,000

Comparable Properties



4713/80 Abeckett St MELBOURNE 3000 (VG)

1 - -

Price: $325,000
Method: Sale
Date: 09/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2002/80 Abeckett St MELBOURNE 3000 (VG)

1 - -

Price: $290,000
Method: Sale
Date: 23/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2613/80 Abeckett St MELBOURNE 3000 (REI)

1 1 -

Price: $320,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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